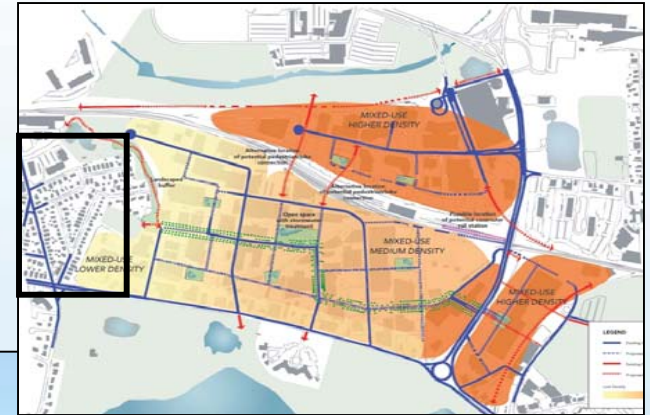


Cambridge Highlands



Quadrangle: *Core planning goals*

- Support mix of uses, including housing, research, office, retail.
- Shift density toward access to transit.
- Use new investment to build a sense of place, system of parks, pedestrian- friendly streets, access to T, improved stormwater retention, etc.
- Introduce limited retail and other uses that foster community.



Quadrangle: *Zoning goals*

- **Northwest:** Encourage lower density mixed use R&D/office development in proximity to Highlands.
- **Northeast:** Encourage mixed use, high density development emphasizing residential, office, and light industrial.
- **Southwest:** Encourage mixed use, with residential development along Concord Avenue.
- **Southeast:** Encourage mixed use, with residential and higher density commercial development closer to Alewife Brook Parkway.

DRIFT
May 26, 2011

10. New Data Recommendations/Comments
A. Quadrangle Zoning Map (1)

| Map Area | Current Zoning | Proposed Zoning | Comments |
|-----------|----------------|-----------------|--|
| Northwest | Office (O) | Office (O) | Encourage lower density mixed use R&D/office development in proximity to Highlands. |
| Northeast | Office (O) | Office (O) | Encourage mixed use, high density development emphasizing residential, office, and light industrial. |
| Southwest | Office (O) | Office (O) | Encourage mixed use, with residential development along Concord Avenue. |
| Southeast | Office (O) | Office (O) | Encourage mixed use, with residential and higher density commercial development closer to Alewife Brook Parkway. |

10. New Data Recommendations/Comments
B. Quadrangle Zoning Map (2)

| Map Area | Current Zoning | Proposed Zoning | Comments |
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Quadrangle: *Urban design guidelines*

- Scale and use transitions adjacent to Cambridge Highlands compatible with residential neighborhood.
- Green buffer between Highlands and Quadrangle that also serves as a north-south link to nearby open spaces
- Streetscape and other improvements to define major new east-west roadway.
- New central park incorporating stormwater management principles.

The Quadrangle



Western Quadrangle



Concord-Alewife Planning Study

Goody, Clancy
& Associates

VANASSE HANGEN BRUSTLIN
BYRNE MCKINNEY & ASSOCIATES
COMMUNITY PLANNING SOLUTIONS



City of Cambridge

Wilson Road extension looking east



Central Quadrangle



A view of the Quadrangle



Concord-Alewife Planning Study

Goody, Clancy
& Associates

VANASSE HANGEN BRUSTLIN
BYRNE MCKINNEY & ASSOCIATES
COMMUNITY PLANNING SOLUTIONS



City of Cambridge

Concord Avenue



Concord Avenue



Concord-Alewife Planning Study

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City of Cambridge